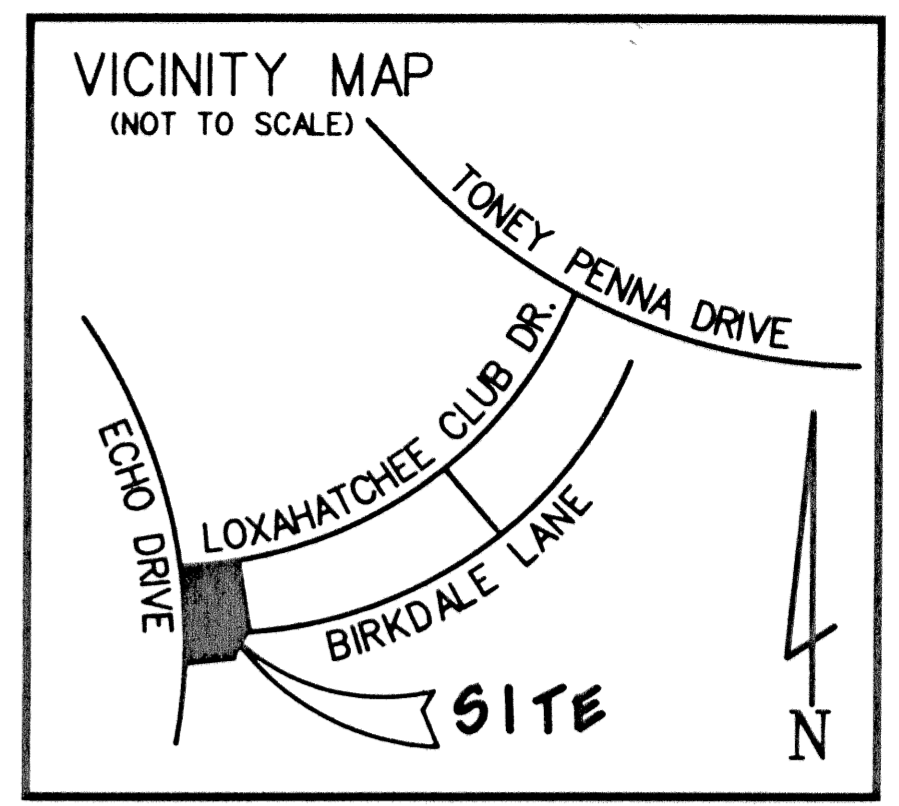


# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 14 OF PHASE II

BEING A REPLAT OF LOT 26 AND THE COMMON AREA, ACCORDING TO THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 12 OF PHASE II, AS RECORDED IN PLAT BOOK 69, PAGE 167, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

APRIL 2002

SHEET 1 OF 1



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 8:58 A.M.  
This 22 day of May 2002  
and duly recorded in Plat Book No. 69  
on Page 14  
DOROTHY H. WILKEN, Clerk of Circuit Court  
Sally M. Boylan, Notary Public



### DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
KNOW ALL MEN BY THESE PRESENTS THAT AMLEA, INC., A FLORIDA CORPORATION, THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER, OWNERS OF THE LAND SHOWN HEREON AS:

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 14 OF PHASE II

LOT 26 AND THE COMMON AREA, ACCORDING TO THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 12 OF PHASE II, AS RECORDED IN PLAT BOOK 69, PAGE 167, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 17,750.85 SQUARE FEET.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- COMMON AREAS: THE COMMON AREA SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER

IN WITNESS WHEREOF, AMLEA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF April, 2002.

AMLEA, INC., A FLORIDA CORPORATION  
BY: Arlene J. Canty ARLENE J. CANTY VICE PRESIDENT  
BY: Eileen F. Letsch EILEEN F. LETSCH SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED ARLENE J. CANTY AND EILEEN F. LETSCH, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF AMLEA, INC., A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS BY HAND AND OFFICIAL SEAL THIS 29 DAY OF April, 2002.  
MY COMMISSION EXPIRES: 9-25-02  
Regina R. Mantz NOTARY PUBLIC

IN WITNESS WHEREOF, THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND SECRETARY AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF April, 2002.

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT  
BY: Kenneth W. West KENNETH W. WEST VICE PRESIDENT  
ATTEST: Eileen F. Letsch EILEEN F. LETSCH SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED KENNETH W. WEST AND EILEEN F. LETSCH TO ME PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ABOVE-NAMED LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS BY HAND AND OFFICIAL SEAL THIS 29 DAY OF April, 2002.  
MY COMMISSION EXPIRES: 9-25-02  
Regina R. Mantz NOTARY PUBLIC

IN WITNESS WHEREOF, WE, WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER DO HEREBY SET OUR HANDS THIS 10 DAY OF May, 2002.

WITNESSES: Warren B. Mosler WARREN B. MOSLER  
Sue Ellen Gamble Mosler SUE ELLEN GAMBLE MOSLER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 2002.

MY COMMISSION EXPIRES: Dec. 3, 2002  
Jean M. Velez NOTARY PUBLIC

### TITLE CERTIFICATION:

I, WILLIAM W. ATTERBURY III, AN ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AMLEA, INC., A FLORIDA CORPORATION, THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: April 18, 2002 BY: William W. Atterbury III, Esq. WILLIAM W. ATTERBURY III, ESQ. ATTORNEY AT LAW FLORIDA BAR NO. 197513

### TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 21st DAY OF May, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Doug P. Koennicke DOUG P. KOENNICKE, P.E. TOWN ENGINEER

\*THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 14 OF PHASE II\* IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF May, 2002.

BY: Karen J. Golonka KAREN J. GOLONKA, MAYOR

ATTEST: Sally M. Boylan SALLY M. BOYLAN, TOWN CLERK

### SURVEYOR'S CERTIFICATION:

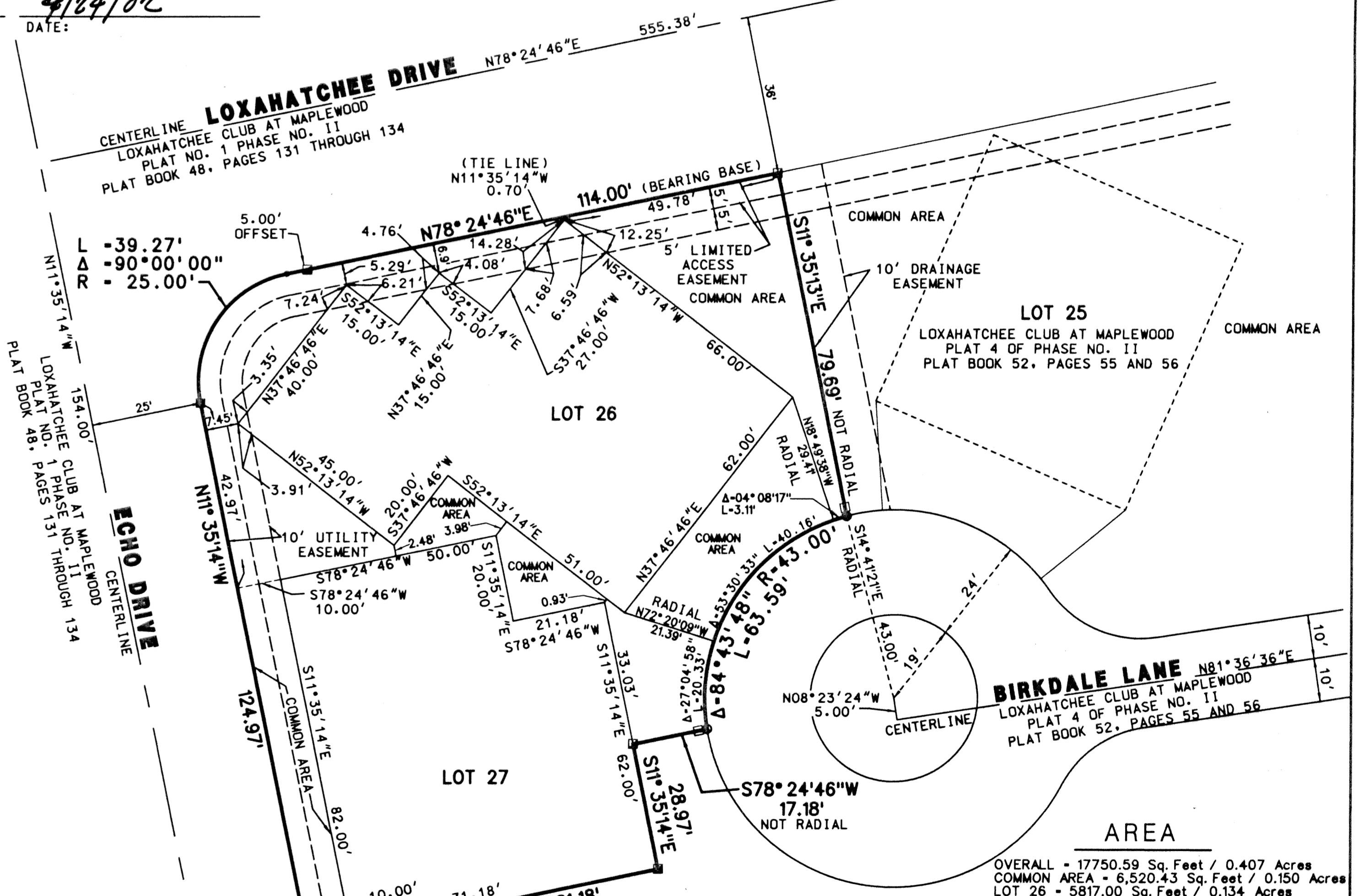
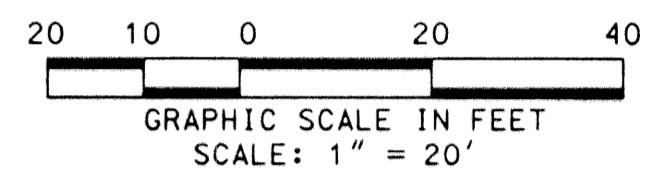
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT MONUMENTS ACCORDING TO SECTION 177.091(9) FLORIDA STATUTES WILL BE SET, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: 4/24/02  
DAVID C. LIBBERG  
LICENSE NO. 3613  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING BASE N78°24'46"E ALONG THE NORTH LINE OF LOT 26.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.



OVERALL - 17750.59 Sq. Feet / 0.407 Acres  
COMMON AREA - 6520.43 Sq. Feet / 0.150 Acres  
LOT 26 - 5817.00 Sq. Feet / 0.134 Acres  
LOT 27 - 5413.16 Sq. Feet / 0.124 Acres

### LEGEND:

- = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT "PRM LB4431")
- = FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT "PRM LS3426")
- = FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT "PRM LS3426") 2.0' OFFSET ON LINE
- ⊙ = SET PERMANENT REFERENCE MONUMENT (PK NAIL & 2" ALUMINUM DISK "PRM LB4431")

AMLEA, INC. SEAL  
NOTARY  
THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. SEAL  
NOTARY  
TOWN ENGINEER SEAL  
TOWN OF JUPITER SEAL

DAVID C. LIBBERG  
LICENSE NO. 3613  
STATE OF FLORIDA  
SURVEYOR'S SEAL

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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|--|---------------------------|
| CAD: K:\UST \11412 \69-167 \2460306 \2460306.DGN | REF.                      |
| FLD.   | FB. PG. JOB 00-246(306)   |
| OFF: L.J.C.                                      | DATE 04/02/01             |
| CKD: D.C.L.                                      | SHEET 1 OF 1 DWG. 00-246P |